



CITY OF ROCKLIN
MINUTES OF THE
JOINT MEETING
OF THE
ROCKLIN CITY COUNCIL
AND
ROCKLIN PLANNING COMMISSION

FEBRUARY 23, 2006

TIME: 7:00 P.M.
www.ci.rocklin.ca.us

PLACE: Sunset Center
2650 Sunset Blvd.

1. The Joint Meeting of the Rocklin City Council and Planning Commission convened at 7:05 p.m.
2. Vice Mayor Ken Yorde led the Pledge of Allegiance.
3. Roll Call:

Councilmembers: Kathy Lund, Peter Hill, Vice Mayor Ken Yorde. Bret Storey and Mayor George Magnuson were absent with cause.

Commissioners: Larry Menth, Jeff Shirhall, Betty Weibert, Vice Chairman Ralph Coleman, Chairwoman Lynne Sully,

City Personnel: Carlos Urrutia, City Manager
Russell Hildebrand, City Attorney
Crystal Hodgson, Deputy City Attorney
Terry Richardson, Comm. Dev. Director
Sherri Abbas, Planning Services Manager
Laura Webster, Senior Planner
David Mohlenbrok, Senior Planner
Larry Wing, City Engineer
Terry Stemple, Administrative Secretary
Barbara Ivanusich, Legal Secretary

PUBLIC HEARING:

4. **CLOVER VALLEY LARGE AND SMALL LOT TENTATIVE SUBDIVISION MAPS DRAFT EIR HEARING (SD-98-05/SD-2004-03, GPA-2004-01, PDG- 2004-01, TRE-2004-26, EIR-2004-01)**

This meeting is an opportunity to comment on the Draft EIR for the Clover Valley Large and Small Lot Tentative Subdivision Maps project. No decision will be made on the project at this time. Oral comments will be solicited from the public regarding the

environmental document; however, responses to the comments will not be made at the meeting. Oral and written comments will be addressed in the Final EIR that is prepared. Hearings to consider certification of the environmental document and action on the project will be scheduled and noticed as appropriate in the future.

Project Description: The project request is for a Large Lot Tentative Subdivision Map to subdivide 622+/- vacant acres into 33 large lots. The large lots would establish individual units being further subdivided by the proposed small lot tentative subdivision map. The small lot tentative subdivision map results in 558 single family residential lots. A General Plan Amendment and Rezone are also being requested to address modifications to the open space and residential components of the proposal. The proposed amendments modify some residential lot size and development standards, increase the amount of dedicated open space area and decrease the area for residential development. The amendments will also re-orient the 5.0 acre commercial site. In addition to the proposed land use modifications, a Circulation Element Amendment is proposed for Valley View Parkway to reduce that street from a planned four lanes to two lanes. The project also includes an encroachment into the 50-foot creek setback area along Nature Trail Way at two locations. Implementation of the project would also include the construction of an off-site sewer line to ensure adequate wastewater conveyance is available.

Project Location: Clover Valley is located in the northeast corner of the City of Rocklin. The project site consists of 13 parcels, totaling 622+/- vacant acres along the west side of Sierra College Boulevard and the Union Pacific Railroad tracks, two miles north of Interstate 80 and three miles south of State Route 193. Surrounding lands to the south within the City limits of Rocklin include the Summit Property and Clover Valley Woods. Rocklin's Whitney Oaks residential subdivision is located to the west. The subject site's specific location in Rocklin is along the west side of Sierra College Boulevard, north of the terminus of Rawhide Road, and south of North Clover Valley/Creekside Lane.

This meeting is being conducted within the established public review period for the Draft EIR. The public review period does not close until March 6, 2006. Written comments regarding the Draft EIR should be forwarded to the Rocklin Planning Department at 3970 Rocklin Road, Rocklin, CA 95677 no later than 5:00 p.m. on Monday, March 6, 2006.

Vice Mayor Ken Yorde addressed the public and provided some procedural information and rules regarding the hearing. He also explained that Mayor Magnuson had recused himself from the proceedings due to owning property very close to the proposed project site.

Laura Webster gave the Staff presentation and gave a brief overview of the project.

Tim Raney, Raney Planning and Management, who prepared the Draft EIR for the project, gave his presentation and gave a brief overview of the Draft EIR.

The hearing was opened to the public for their comments.

The following citizens made public comment on the Draft EIR:

- 1) Monte Routen, 6312 Emerald Drive, Rocklin, CA 95677
- 2) Anissa Yates, 2709 Catalina Drive, Rocklin, CA 95765
- 3) Kim Moran, Springfield at Whitney Oaks, Rocklin, CA 95765
- 4) Louise Kirkish, 803 Villa Serena Circle, Rocklin, CA 95765
- 5) Tom Kelly, 3832 Coldwater Drive, Rocklin, CA 95765
- 6) Elaine O'Deegan, 3210 Midas Avenue, Rocklin, CA 95677
- 7) Meagan O'Deegan, 3210 Midas Avenue, Rocklin, CA 95677
- 8) Margo Rabin, 4703 Wild Flower Lane, Rocklin, CA 95677
- 9) Doug Brewer, 2216 Live Oak Court, Rocklin, CA 95765
- 10) Carol Ellis, 5290 Paragon Street, Rocklin, CA 95677
- 11) Nancy Smeaton, 4102 Clarkson Drive, Rocklin, CA 95765
- 12) Allison Miller, 4020 Silver Star, Rocklin, CA 95765
- 13) Terry Bellinger, 5613 Summit Drive, Rocklin, CA 95765
- 14) Don Perera, 4000 Silver Star Court, Rocklin, CA 95765
- 15) Jo Beutz, 9990 Graton Road, Sebastopol, CA 95472
- 16) Susan Briggs, 4294 Boulder Ridge Road, Loomis, CA 95650
- 17) John Schimandle, 4100 Clover Valley Road, Rocklin, CA 95677
- 18) Robert Stott, 2200 Raintree Court, Rocklin, CA 95677
- 19) Bud Taglio, P.O. Box 586, Loomis, CA 95650
- 20) Gerald J. Matkey, 6304 Peregrine Court, Rocklin, CA 95765
- 21) Mark Posnick, 2915 Old Oak Tree Way, Rocklin, CA 95765
- 22) George McKinney, 3750 Argonaut Avenue, Rocklin, CA 95677
- 23) Roger Sweitzer, 5604 Adobe Road, Rocklin, CA 95765
- 24) Roger Henderson, 1958 Truman Court, Rocklin, CA 95765
- 25) Duane Wilson, 4020 Silver Star Court, Rocklin, CA 95765
- 26) Nancy Lohse, 4645 Northstar Street, Rocklin, CA 95677
- 27) John E. Eldridge, 3790 Oakdale Court, Rocklin, CA 95677

Vice Mayor Ken Yorde called for a break at 8:15 p.m. The hearing reconvened at 8:25 p.m.

- 28) Drew Gawel, 5210 Whitney Blvd., Rocklin, CA 95677
- 29) Erna Barnickol, 4120 Coldwater Drive, Rocklin, CA 95765
- 30) Lisa Loebs, 4633 Durham Road, Rocklin, CA 95765
- 31) Steve Loebs, 4633 Durham Road, Rocklin, CA 95765
- 32) Suzanne Kizer, 3740 Clover Valley Road, Rocklin, CA 95677
- 33) Speaker did not provide speaker card to Clerk.
- 34) Tony Rakocija, 2724 Klamath Drive, Rocklin, CA 95765

- 35) David W. Baker, 5213 Del Vista Way, Rocklin, CA 95765
- 36) Terry N. Meinzer, 4300 Greenbrae Road, Rocklin, CA 95677
- 37) Mike Neumann, 4950 3rd Street, Rocklin, CA 95677
- 38) Kenneth Votaw, 2124 Sterling Drive, Rocklin, CA 95765
- 39) Barb Johnson, 4516 Scenic Drive, Rocklin, CA 95765
- 40) Susan Somers, 5315 Thunder Ridge, Rocklin, CA 95765
- 41) J.W. Petersen, P.O. Box 2643, Rocklin, CA 95677
- 42) Gary W. Pike, 3455 Midas Avenue, Rocklin, CA 95677
- 43) Murial Moore, 3865 Coldwater Drive, Rocklin, CA 95765
- 44) Krista Verma, 3000 Western Way, Rocklin, CA 95765
- 45) Janet Thew, 5572 St. Francis Circle W., Loomis, CA 95650
- 46) Speaker did not provide speaker card to Clerk.
- 47) Jill Devine, P.O. Box 1947, Rocklin, CA 95677
- 48) Johann Huber, 2830 Winchester Court, Rocklin, CA 95765

Vice Mayor Ken Yorde called for a break at 9:10 p.m. The hearing reconvened at 9:20 p.m.

- 49) Bill Halldin, 4804 Tenbury Court, Rocklin, CA 95677
- 50) Jane Tahti, 4952 Gladding Road, Lincoln, CA 95648
- 51) James Carlson, 4473 White Oak Ct., Rocklin, CA 95677
- 52) Jenny Simpson, 4025 Silver Street, Rocklin, CA 95677
- 53) David Milldmon, 7545 Wachtel Way, Citrus Heights, CA 96210
- 54) Anne Diroll, 3708 Mountain View Drive, Rocklin, CA 95677
- 55) Doug Moyles, 3578 Mountain View Drive, Rocklin, CA 95677
- 56) Daniel Diroll, 3708 Mountain View Drive, Rocklin, Ca 95677
- 57) Kimberly Lanford, 3740 Clover Valley Road, Rocklin, CA 95677
- 58) Michelle Ganoza, 6853 Cherry Ridge Circle, Roseville, CA 95678
- 59) John Voris, P.O. Box 1241, Lincoln, CA 95648
- 60) Janet Voris, 4841 Fruitvale Road, Newcastle, CA 95658
- 61) Andrew Nelson, 8879 Elm Avenue, Orangevale, CA 95662
- 62) Michael Murphy, 5503 Butte View Court, Rocklin, CA 95765
- 63) Ceili Chilcott, 2680 Gold Hill Road, Newcastle, CA 95658
- 64) Lothar Mader, 3163 Stardust Street, Rocklin, CA 95677
- 65) Lori Basile, 3922 Rawhide Road, Rocklin, CA 95677
- 66) Marilyn Jasper, 3921 Dawn Drive, Loomis, CA 95650

The hearing was closed and the following Councilmembers and Planning Commissioners made their comments:

- 1) Commissioner Shirhall
- 2) Commissioner Menth
- 3) Commissioner Weibert
- 4) Commissioner Coleman
- 5) Chairwoman Sully

- 6) Councilmember Lund
- 7) Councilmember Hill
- 8) Vice Mayor Ken Yorde

Vice Mayor Ken Yorde discussed with the other Councilmembers present whether or not they should grant the requested extension of the review period of the Draft EIR. There was a consensus to deny the extension.

ADJOURNMENT:

- 5. Meeting adjourned at 10:20 p.m.

Terry Stemple
Planning Commission Secretary

APPROVED:

Ken Yorde, Vice Mayor